HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2010

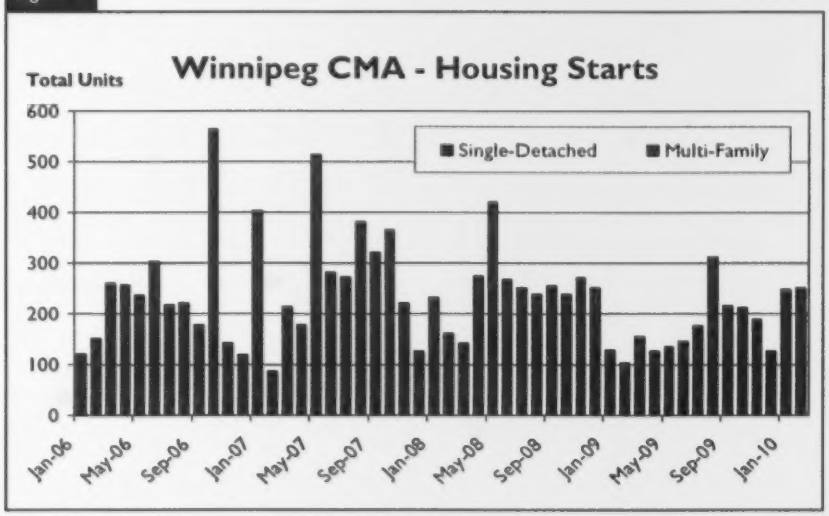
New Home Market

Single and multiple starts see gains in February

The Winnipeg Census Metropolitan Area (CMA) saw 252 housing units started in February 2010, up from 103 starts in February 2009. Another strong month of multi-family activity fuelled the gain, although single-detached construction also recorded an increase on a year-over-year basis.

Multi-family starts, including semi-detached units, rows, and apartments, totalled 151 units in February 2010. Of this, 130 were rental units. This brought total multiple starts for January and February 2010 to 283 units, more than half of last year's annual production. This is the highest number of multi starts recorded in the first two months of the year since 1987. Over the last ten years, the average number of multi-family starts recorded over the first two months of the year has been 56 units.

Figure 1



Source: CMHC

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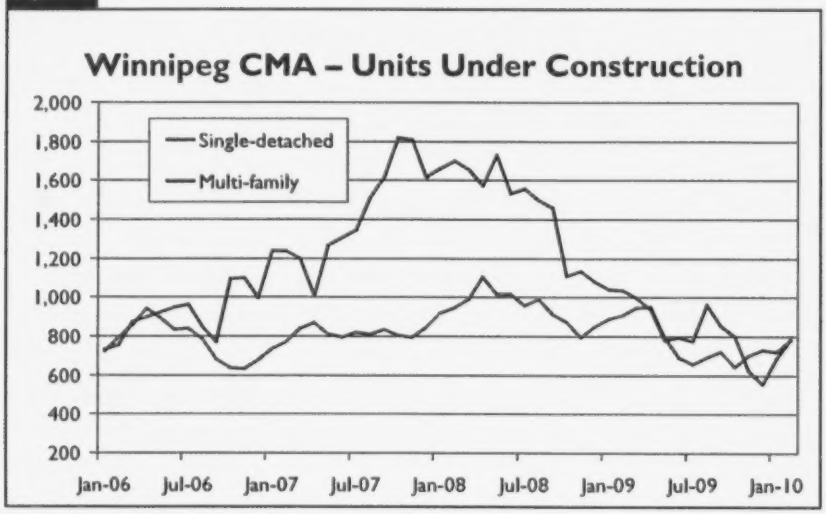
Figure 2



Source: CMHC

Winnipeg homebuilders poured foundations for 101 single-detached homes in February 2010, bringing total single starts thus far in 2010 to 217 units, nine per cent more than the same period in 2009. Most of this activity was concentrated within city boundaries. The city captured 87 single-detached starts versus 14 in areas surrounding Winnipeg.

Total supply trends down

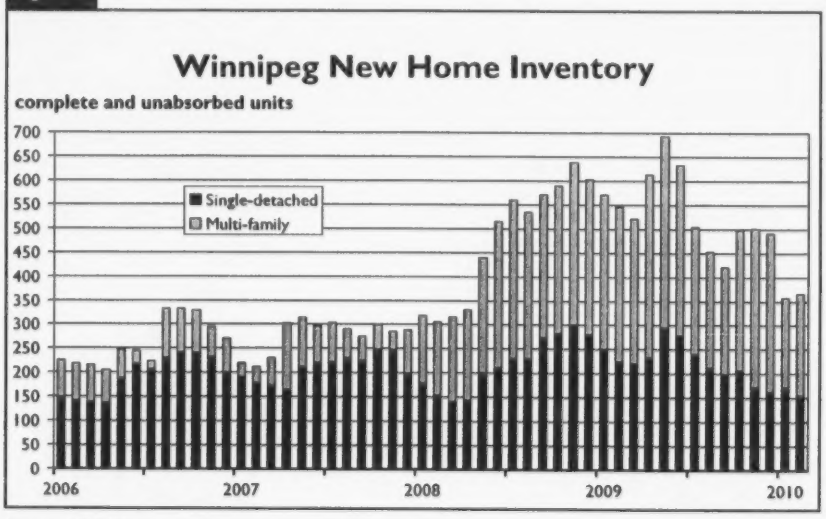
The total supply of housing units, including those units that were under construction and completed and unoccupied, has seen year-over-year declines since October 2008. Total supply stood at 1,932 housing units in February 2010, down 23 per cent from February 2009.

Most of the units in supply consisted of housing units that were under construction. There were 781 singles and 785 multiple units at various stages of construction in February. The number of single units under construction was down 14 per cent from February 2009 while multis were down 24 per cent from the same month in 2009.

Looking at the multi units under construction in more detail, semis were down nine per cent compared to February 2009, while the number of apartment units under construction was 27 per cent lower than February 2009. Row units under construction totalled 80 units, up 13 per cent from the February 2009 figure of 71 units.

The total completed and unoccupied units figure was down 33 per cent from last year in February. The number of multiple units in inventory was down by 34 per cent on a year-over-year basis in February. The number of single-detached units counted as completed and unoccupied was down 31 per cent from the previous year to 155 units in February 2010.

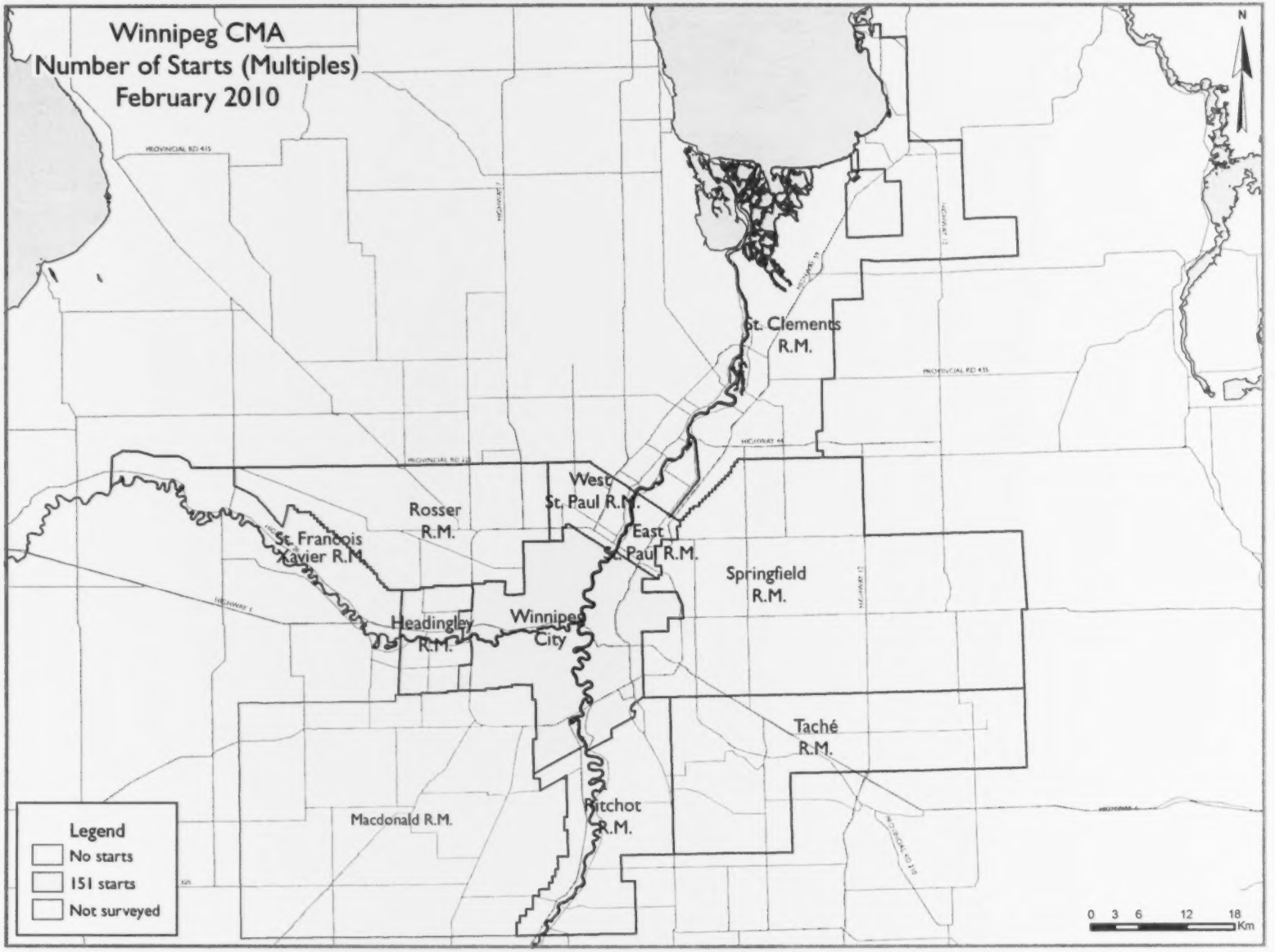
Figure 3

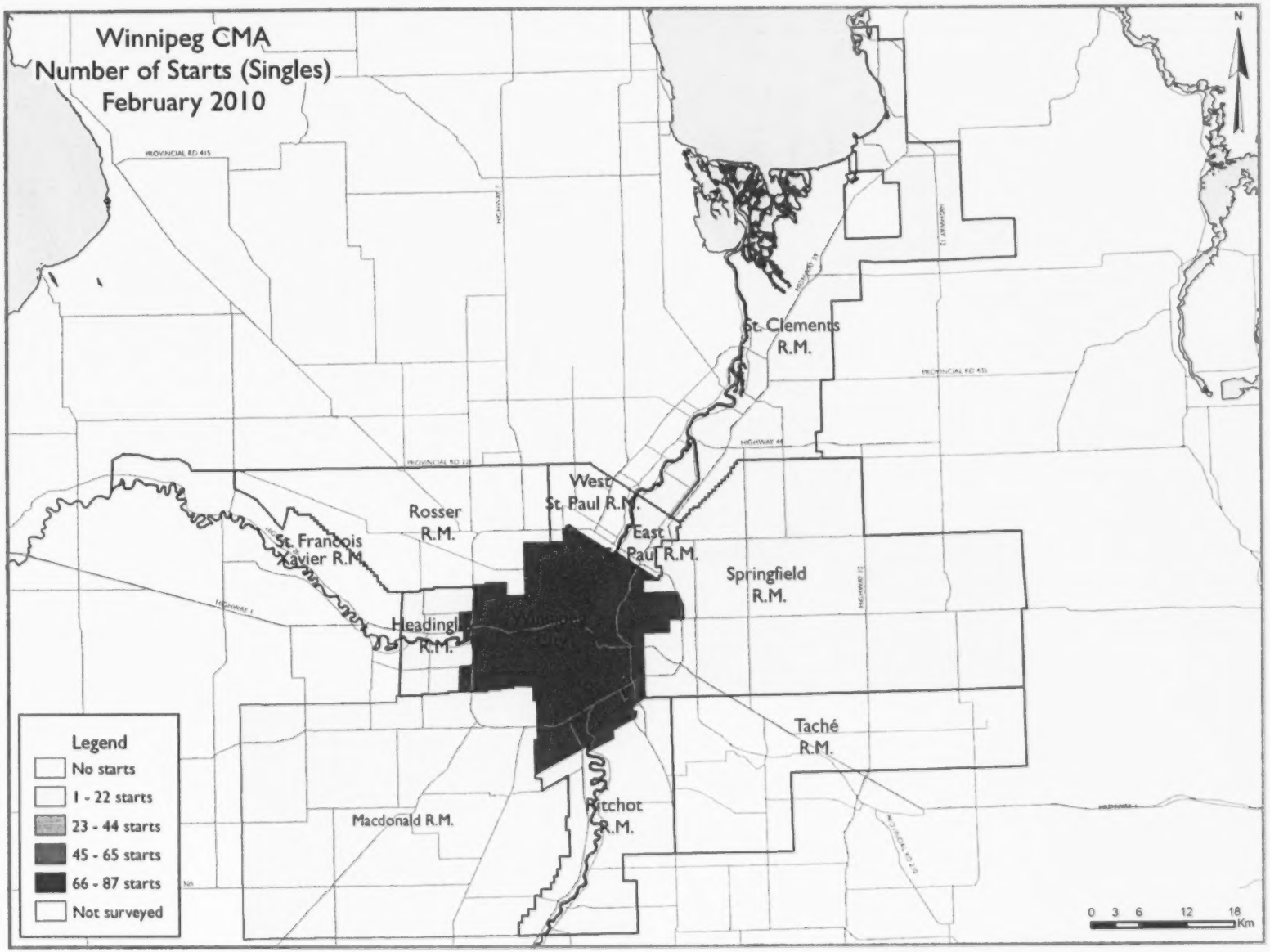


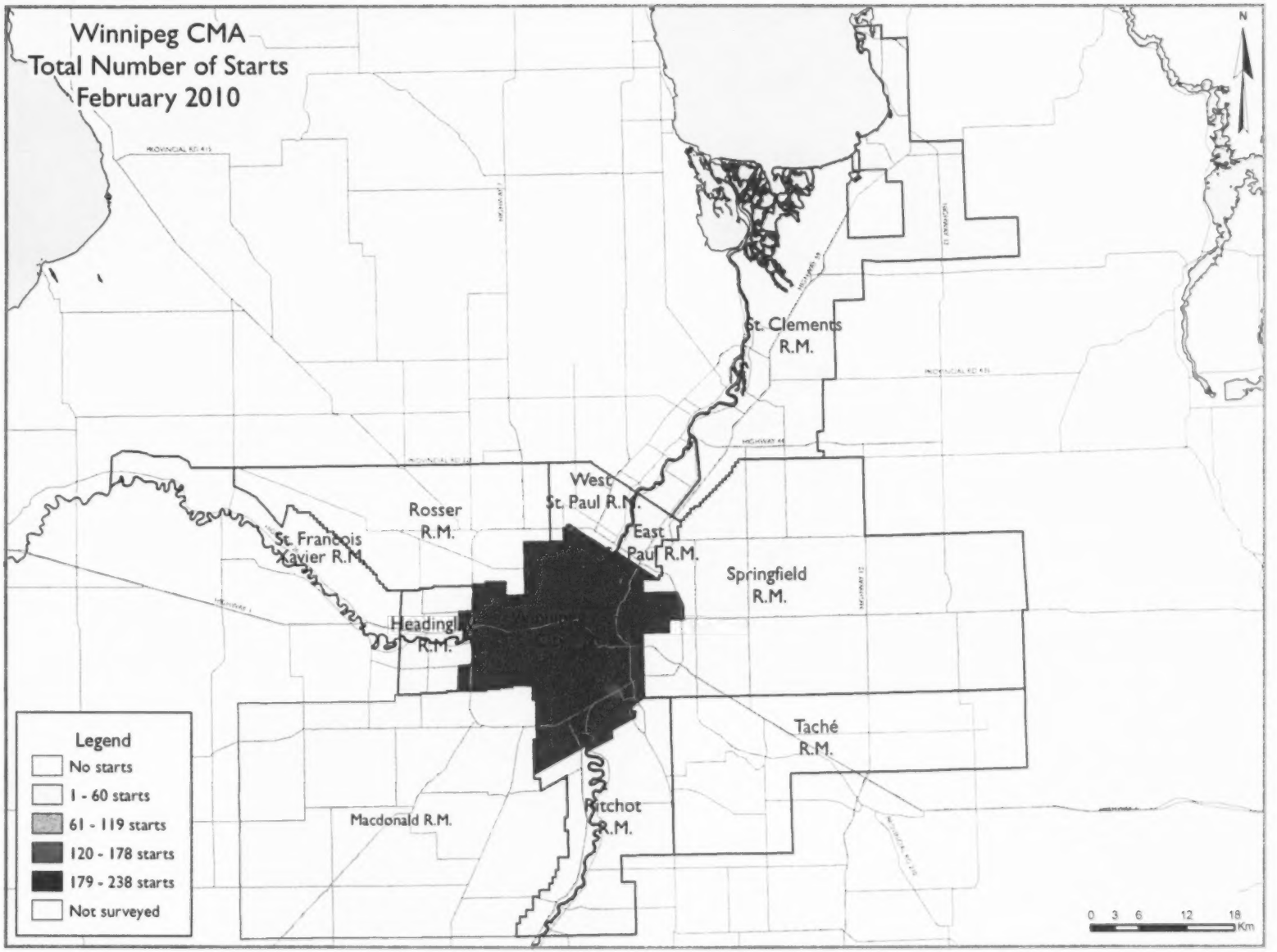
Source: CMHC

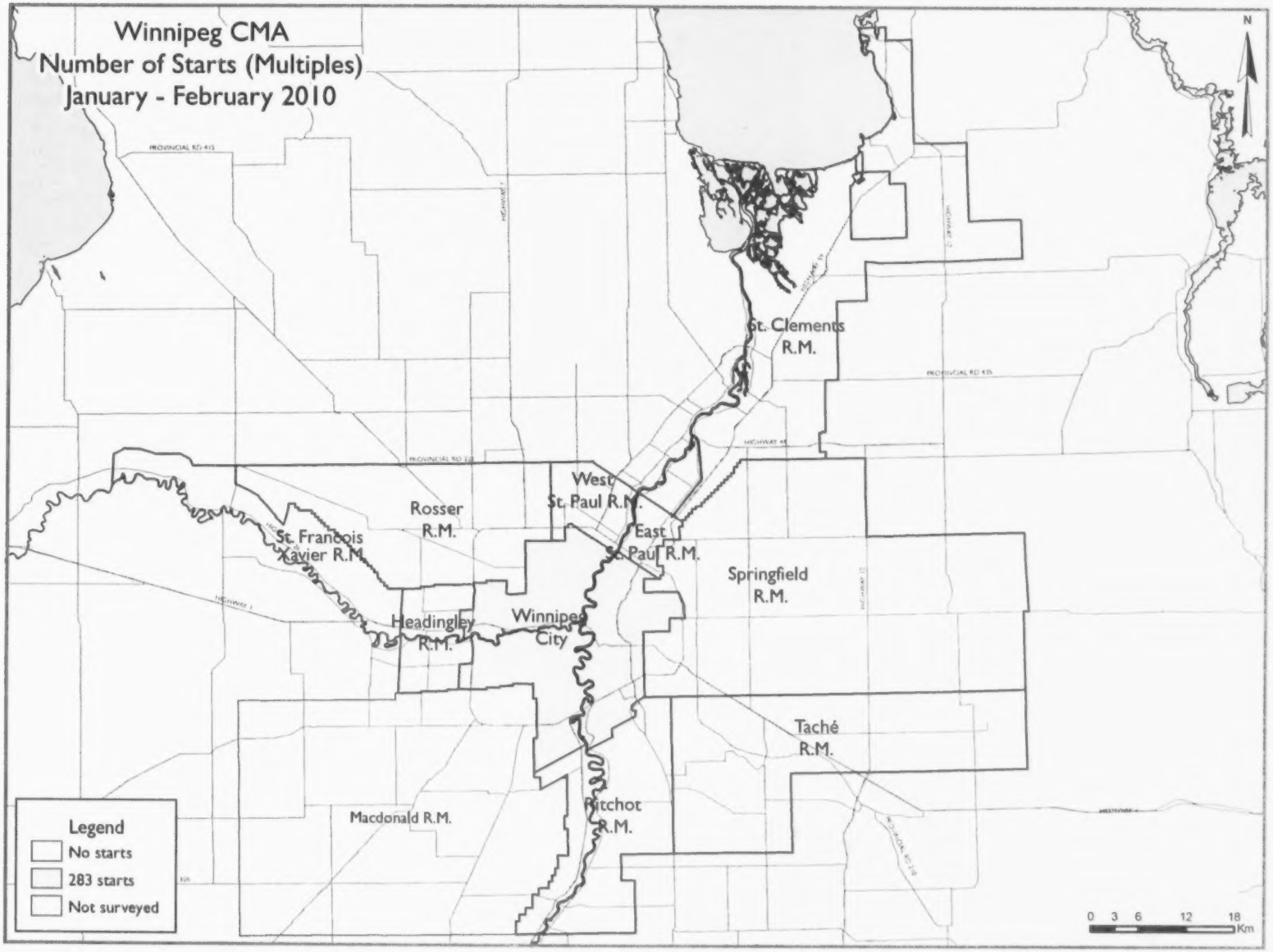
Average price on the rise

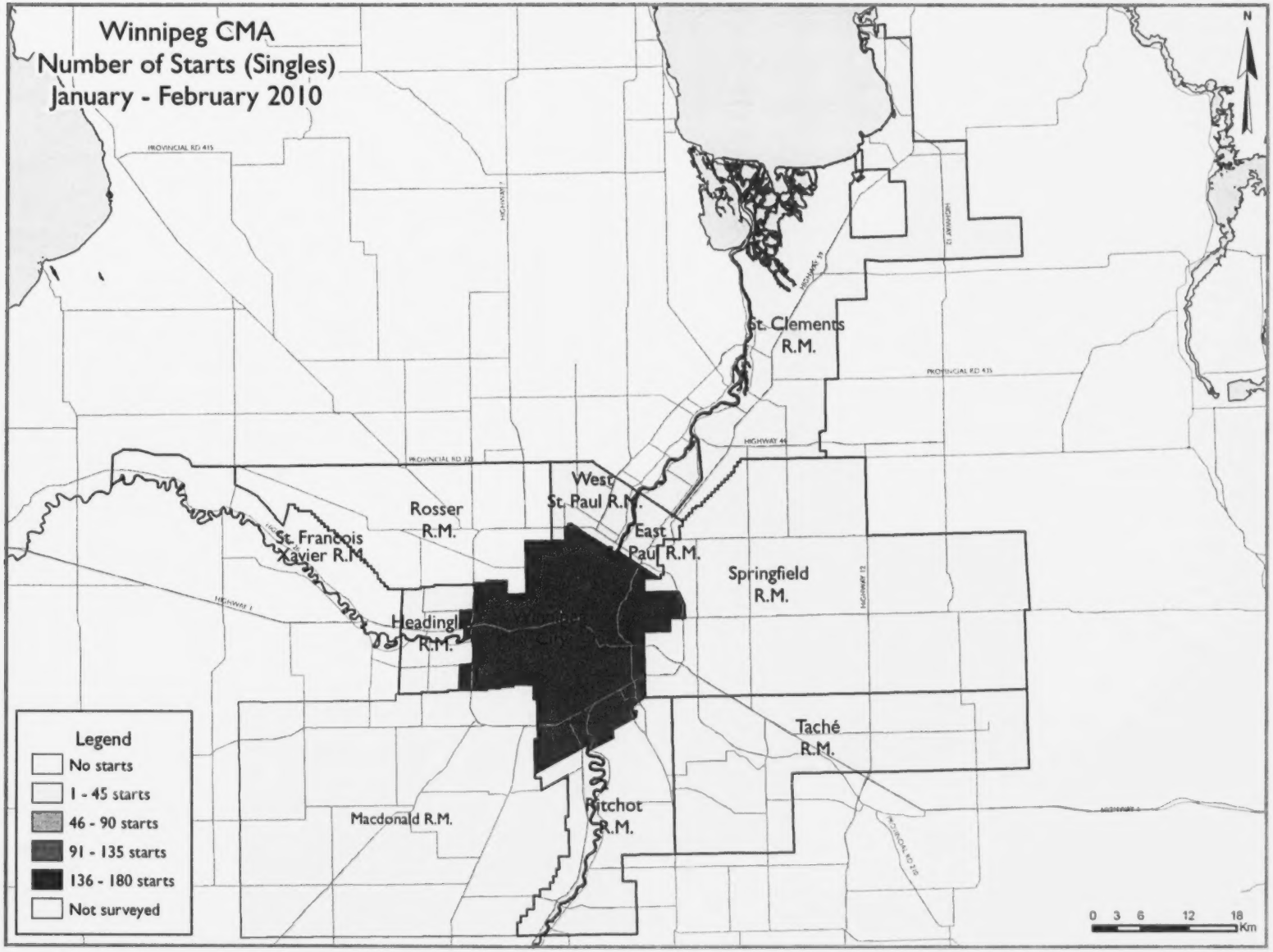
So far this year, in the Winnipeg CMA, the estimated average price of the 146 ownership units absorbed reached approximately $380,000, up from an estimated $360,000 one year earlier. Within the city boundaries, there have been 118 ownership units absorbed to the end of February 2010. The weighted average price for these units reached approximately $370,000 compared to $350,000 at this time in 2009. In February, approximately 87 per cent of the absorptions were priced in excess of $300,000.

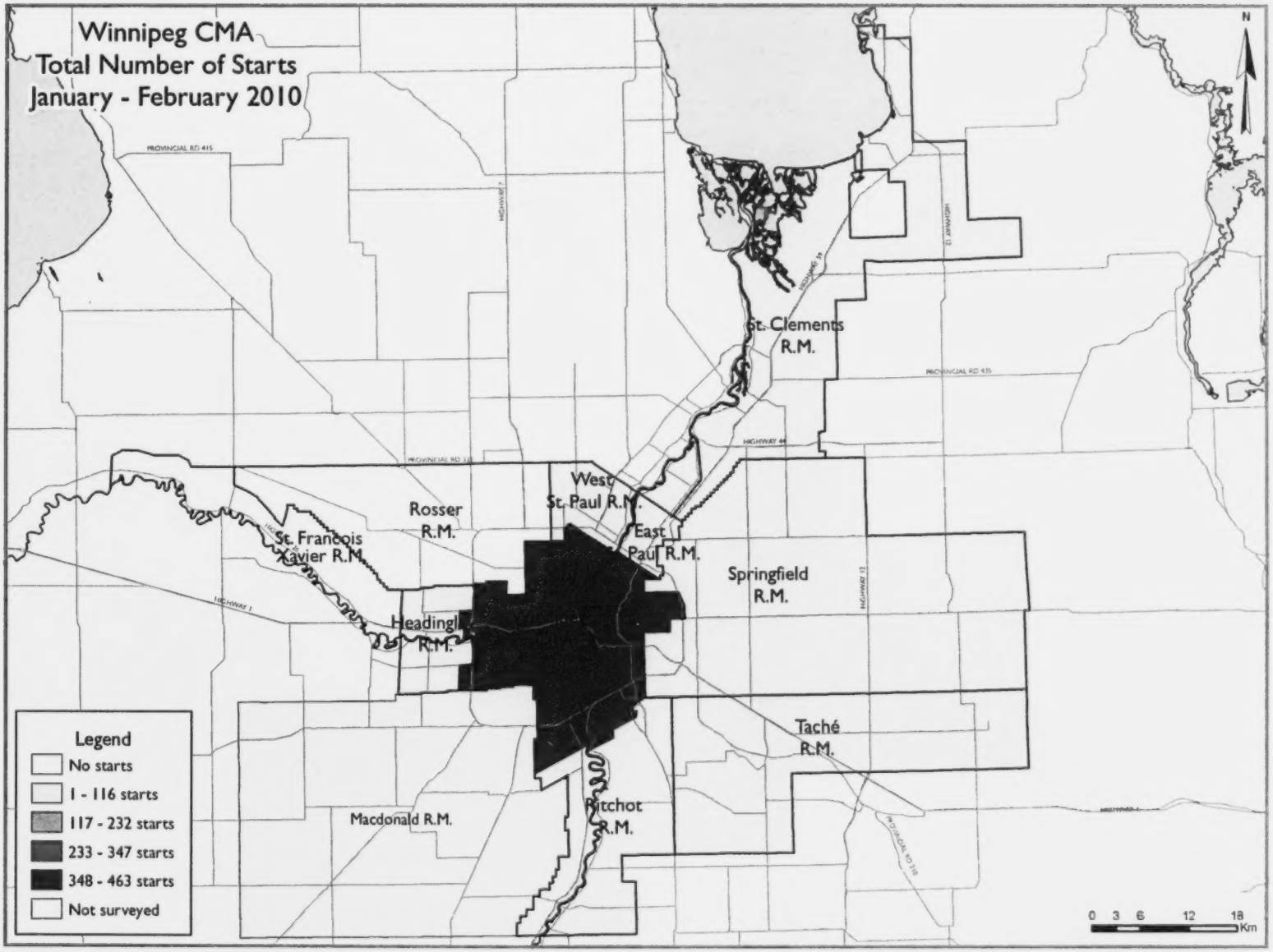

Winnipeg CMA
Number of Starts (Multiples)
February 2010
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
151 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
February 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingl R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
1 - 22 starts
23 - 44 starts
45 - 65 starts
66 - 87 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
February 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
1 - 60 starts
61 - 119 starts
120 - 178 starts
179 - 238 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - February 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
283 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - February 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingl R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
1 - 45 starts
46 - 90 starts
91 - 135 starts
136 - 180 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - February 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
1 - 116 starts
117 - 232 starts
233 - 347 starts
348 - 463 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	100	2	0	1	19	0	0	130	252
February 2009	77	4	0	0	22	0	0	0	103
% Change	29.9	-50.0	n/a	n/a	-13.6	n/a	n/a	n/a	144.7
Year-to-date 2010	215	2	0	2	24	102	0	155	500
Year-to-date 2009	198	6	0	1	22	0	4	0	231
% Change	8.6	-66.7	n/a	100.0	9.1	n/a	-100.0	n/a	116.5
UNDER CONSTRUCTION									
February 2010	774	12	0	7	85	276	3	409	1,566
February 2009	905	18	0	5	71	666	4	254	1,947
% Change	-14.5	-33.3	n/a	40.0	19.7	-58.6	-25.0	61.0	-19.6
COMPLETIONS									
February 2010	41	0	0	0	2	50	0	0	93
February 2009	56	2	0	1	0	30	0	0	89
% Change	-26.8	-100.0	n/a	-100.0	n/a	66.7	n/a	n/a	4.5
Year-to-date 2010	167	0	0	1	4	50	0	0	222
Year-to-date 2009	133	2	0	4	38	30	0	3	210
% Change	25.6	-100.0	n/a	-75.0	-89.5	66.7	n/a	-100.0	5.7
COMPLETED & NOT ABSORBED									
February 2010	145	4	0	10	7	101	0	99	366
February 2009	214	5	0	10	21	134	0	162	546
% Change	-32.2	-20.0	n/a	0.0	-66.7	-24.6	n/a	-38.9	-33.0
ABSORBED									
February 2010	56	0	0	2	2	19	0	5	84
February 2009	82	2	0	1	1	22	0	7	115
% Change	-31.7	-100.0	n/a	100.0	100.0	-13.6	n/a	-28.6	-27.0
Year-to-date 2010	173	0	4	2	13	37	0	18	247
Year-to-date 2009	190	3	0	4	29	26	0	15	267
% Change	-8.9	-100.0	n/a	-50.0	-55.2	42.3	n/a	20.0	-7.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
February 2010	86	2	0	1	19	0	0	130	238
February 2009	66	4	0	0	22	0	0	0	92
East St. Paul R.M.									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	3	0	0	0	0	0	0	0	3
Tache R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
February 2010	100	2	0	1	19	0	0	130	252
February 2009	77	4	0	0	22	0	0	0	103

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
February 2010	600	8	0	2	85	276	0	409	1,380
February 2009	665	16	0	0	71	666	0	254	1,696
East St. Paul R.M.									
February 2010	14	0	0	2	0	0	0	0	16
February 2009	16	0	0	0	0	0	0	0	16
Headingley R.M.									
February 2010	10	0	0	2	0	0	0	0	12
February 2009	26	0	0	2	0	0	0	0	28
MacDonald R.M.									
February 2010	25	0	0	0	0	0	0	0	25
February 2009	9	0	0	0	0	0	0	0	9
Ritchot R.M.									
February 2010	8	2	0	0	0	0	0	0	10
February 2009	14	0	0	0	0	0	0	0	14
Rosser R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
February 2010	32	0	0	0	0	0	0	0	32
February 2009	39	0	0	0	0	0	0	0	39
St. Francois Xavier R.M.									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	6	0	0	0	0	0	0	0	6
Springfield R.M.									
February 2010	43	2	0	1	0	0	0	0	46
February 2009	65	0	0	3	0	0	0	0	68
Tache R.M.									
February 2010	24	0	0	0	0	0	3	0	27
February 2009	42	2	0	0	0	0	4	0	48
West St. Paul R.M.									
February 2010	14	0	0	0	0	0	0	0	14
February 2009	21	0	0	0	0	0	0	0	21
Winnipeg CMA									
February 2010	774	12	0	7	85	276	3	409	1,566
February 2009	905	18	0	5	71	666	4	254	1,947

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
February 2010	26	0	0	0	2	50	0	0	78
February 2009	33	2	0	0	0	0	0	0	35
East St. Paul R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	1	0	0	0	0	0	0	0	1
Headingley R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	2	0	0	1	0	0	0	0	3
MacDonald R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	4	0	0	0	0	0	0	0	4
Rosser R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	3	0	0	0	0	30	0	0	33
St. Francois Xavier R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	5	0	0	0	0	0	0	0	5
Tache R.M.									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2010	41	0	0	0	2	50	0	0	93
February 2009	56	2	0	1	0	30	0	0	89

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
February 2010	130	4	0	1	6	96	0	99	336
February 2009	160	4	0	0	20	125	0	162	471
East St. Paul R.M.									
February 2010	2	0	0	3	0	0	0	0	5
February 2009	11	0	0	8	0	0	0	0	19
Headingley R.M.									
February 2010	1	0	0	1	0	0	0	0	2
February 2009	5	0	0	1	0	0	0	0	6
MacDonald R.M.									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	12	0	0	0	0	0	0	0	12
Ritchot R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	6	1	0	0	0	0	0	0	7
Rosser R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2010	1	0	0	0	0	5	0	0	6
February 2009	2	0	0	0	0	9	0	0	11
St. Francois Xavier R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2010	1	0	0	5	0	0	0	0	6
February 2009	8	0	0	1	0	0	0	0	9
Tache R.M.									
February 2010	2	0	0	0	1	0	0	0	3
February 2009	5	0	0	0	1	0	0	0	6
West St. Paul R.M.									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
February 2010	145	4	0	10	7	101	0	99	366
February 2009	214	5	0	10	21	134	0	162	546

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
February 2010	34	0	0	0	2	19	0	5	60
February 2009	49	1	0	0	1	1	0	7	59
East St. Paul R.M.									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	3	0	0	0	0	0	0	0	3
Headingley R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	2	0	0	1	0	0	0	0	3
MacDonald R.M.									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	5	1	0	0	0	0	0	0	6
Rosser R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	2	0	0	0	0	21	0	0	23
St. Francois Xavier R.M.									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2010	5	0	0	2	0	0	0	0	7
February 2009	6	0	0	0	0	0	0	0	6
Tache R.M.									
February 2010	6	0	0	0	0	0	0	0	6
February 2009	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
February 2010	56	0	0	2	2	19	0	5	84
February 2009	82	2	0	1	1	22	0	7	115

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Winnipeg City	87	66	6	4	15	22	130	0	238	92	158.7
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
MacDonald R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Ritchot R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Tache R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
West St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Winnipeg CMA	101	77	6	4	15	22	130	0	252	103	144.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	180	166	6	6	20	22	257	0	463	194	138.7
East St. Paul R.M.	5	1	0	0	0	0	0	0	5	1	**
Headingley R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
MacDonald R.M.	9	3	0	0	0	0	0	0	9	3	200.0
Ritchot R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	4	0	0	0	0	0	0	5	4	25.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	8	7	0	0	0	0	0	0	8	7	14.3
Tache R.M.	1	8	0	0	0	4	0	0	1	12	-91.7
West St. Paul R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Winnipeg CMA	217	199	6	6	20	26	257	0	500	231	116.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Winnipeg City	15	22	0	0	0	0	130	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	15	22	0	0	0	0	130	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	20	22	0	0	102	0	155	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	20	22	0	4	102	0	155	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Winnipeg City	88	70	20	22	130	0	238	92
East St. Paul R.M.	2	0	0	0	0	0	2	0
Headingley R.M.	2	1	0	0	0	0	2	1
MacDonald R.M.	5	0	0	0	0	0	5	0
Ritchot R.M.	1	0	0	0	0	0	1	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	3	0	0	0	0	2	3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	2	3	0	0	0	0	2	3
Tache R.M.	0	2	0	0	0	0	0	2
West St. Paul R.M.	0	1	0	0	0	0	0	1
Winnipeg CMA	102	81	20	22	130	0	252	103

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	181	172	127	22	155	0	463	194
East St. Paul R.M.	4	1	1	0	0	0	5	1
Headingley R.M.	2	5	0	0	0	0	2	5
MacDonald R.M.	9	3	0	0	0	0	9	3
Ritchot R.M.	3	2	0	0	0	0	3	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	4	0	0	0	0	5	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	8	6	0	1	0	0	8	7
Tache R.M.	1	8	0	0	0	4	1	12
West St. Paul R.M.	4	2	0	0	0	0	4	2
Winnipeg CMA	217	204	128	23	155	4	500	231

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Winnipeg City	26	33	2	2	0	0	50	0	78	35	122.9
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
MacDonald R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Ritchot R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	3	0	0	0	0	0	30	2	33	-93.9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Tache R.M.	5	5	0	0	0	0	0	0	5	5	0.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	41	57	2	2	0	0	50	30	93	89	4.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	128	82	4	4	0	36	50	3	182	125	45.6
East St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Headingley R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
MacDonald R.M.	3	8	0	0	0	0	0	0	3	8	-62.5
Ritchot R.M.	1	10	0	0	0	0	0	0	1	10	-90.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	10	0	0	0	0	0	30	7	40	-82.5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	5	0	0	0	0	0	0	11	5	120.0
Tache R.M.	9	10	0	0	0	0	0	0	9	10	-10.0
West St. Paul R.M.	7	4	0	0	0	0	0	0	7	4	75.0
Winnipeg CMA	168	137	4	4	0	36	50	33	222	210	5.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Winnipeg City	0	0	0	0	50	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	0	50	30	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	0	36	0	0	50	0	0	3
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	36	0	0	50	30	0	3

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Winnipeg City	26	35	52	0	0	0	78	35
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	2	0	1	0	0	0	3
MacDonald R.M.	0	3	0	0	0	0	0	3
Ritchot R.M.	1	4	0	0	0	0	1	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	3	0	30	0	0	2	33
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	4	5	0	0	0	0	4	5
Tache R.M.	5	5	0	0	0	0	5	5
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	41	58	52	31	0	0	93	89

Table 3.5: Completions by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	128	83	54	39	0	3	182	125
East St. Paul R.M.	1	3	0	0	0	0	1	3
Headingley R.M.	1	2	0	3	0	0	1	5
MacDonald R.M.	3	8	0	0	0	0	3	8
Ritchot R.M.	1	10	0	0	0	0	1	10
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	10	0	30	0	0	7	40
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	5	1	0	0	0	11	5
Tache R.M.	9	10	0	0	0	0	9	10
West St. Paul R.M.	7	4	0	0	0	0	7	4
Winnipeg CMA	167	135	55	72	0	3	222	210

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
February 2010	4	12.5	4	12.5	9	28.1	3	9.4	12	37.5	32	361,168	417,804
February 2009	8	16.3	13	26.5	11	22.4	7	14.3	10	20.4	49	343,602	353,397
Year-to-date 2010	21	17.8	27	22.9	32	27.1	10	8.5	28	23.7	118	342,000	373,805
Year-to-date 2009	28	22.2	31	24.6	28	22.2	13	10.3	26	20.6	126	336,034	349,654
East St. Paul R.M.													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	1	11.1	2	22.2	2	22.2	4	44.4	9	--	--
Headingley R.M.													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	3	42.9	0	0.0	4	57.1	7	--	--
MacDonald R.M.													
February 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
February 2009	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2009	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	--	--
Ritchot R.M.													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	299,450	318,375
Rosser R.M.													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
February 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2009	3	25.0	3	25.0	3	25.0	1	8.3	2	16.7	12	325,000	325,900
St. Francois Xavier R.M.													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
February 2010	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
February 2009	1	16.7	2	33.3	0	0.0	1	16.7	2	33.3	6	--	--
Year-to-date 2010	0	0.0	3	42.9	0	0.0	3	42.9	1	14.3	7	--	--
Year-to-date 2009	1	16.7	2	33.3	0	0.0	1	16.7	2	33.3	6	--	--
Tache R.M.													
February 2010	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
February 2009	4	57.1	2	28.6	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2010	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2009	4	40.0	4	40.0	1	10.0	0	0.0	1	10.0	10	291,940	297,611
West St. Paul R.M.													
February 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2009	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Winnipeg CMA													
February 2010	4	8.7	7	15.2	12	26.1	9	19.6	14	30.4	46	370,055	408,369
February 2009	15	18.1	23	27.7	17	20.5	10	12.0	18	21.7	83	329,900	354,925
Year-to-date 2010	22	15.1	32	21.9	37	25.3	19	13.0	36	24.7	146	349,414	381,432
Year-to-date 2009	42	21.6	48	24.7	42	21.6	20	10.3	42	21.6	194	332,691	358,363

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2010						
Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	417,804	353,397	18.2	373,805	349,654	6.9
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	--	--	n/a
Ritchot R.M.	--	--	n/a	--	318,375	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	325,900	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	--	--	n/a
Tache R.M.	--	--	n/a	--	297,611	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	408,369	354,925	15.1	381,432	358,363	6.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
February 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	968	1,497	1,230	78.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,005
	February	671	8.1	985	1,051	1,364	72.2	215,230	10.6	221,561
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,991	-7.5		3,397			199,233	4.9	
	Q1 2010	n/a			n/a			n/a		
	YTD 2009	1,122	-9.1		2,004			189,803	5.5	
	YTD 2010	1,128	0.5		1,899			214,381	12.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39		114.4	396	5.6	70.1	733
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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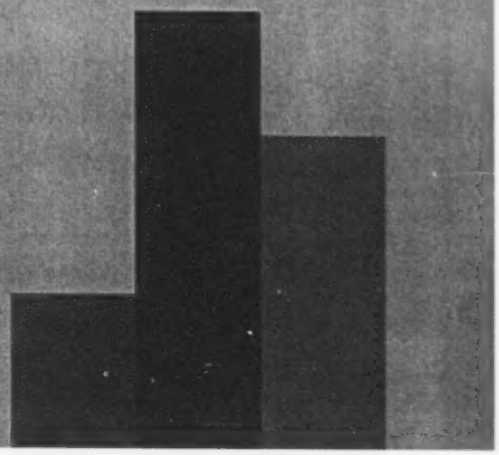

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